

भारतीय गैर न्यायिक

पचास
रुपये
रु.50

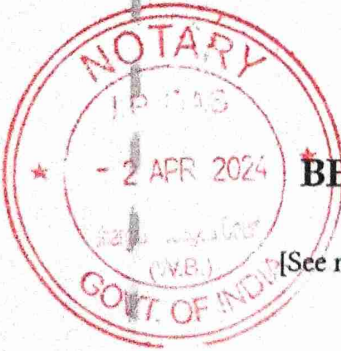


FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AF 718105



BEFORE THE NOTARY PUBLIC AT JHARGRAM

FORM 'B'

[See rule 3(4) of West Bengal Real Estate (Regulation & Development) Rules, 2021]

TO WHOM IT MAY CONCERN
AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of KRITI CONSTRUCTION (herein after referred to as 'the Partnership Firm') Promoter of the on-going project named "SNOWDROP APARTMENT" lying & situated at Mouza - Jangalkhas, J.L. No. - 395, R.S. Khatian No. - 851, R.S. Dag No. - 354, corresponding in R.S. Dag No. - 454, L.R. Khatian No. - 13680, Municipality Holding No. 570/393, within the local ambit of Jhargram Municipality under the Ward No. 12, ADSRO, Jhargram, Dist. - Jhargram, West Bengal, PIN - 721507, INDIA.

KRITI CONSTRUCTION (represented by its Partners - 1. Soudeep Sahoo and 2. Seemanta Mahata), Promoter of the on-going project, do hereby solemnly declare, undertake and state as under:

1. That the Firm has a legal title to the land on which the development of the on-going project is carried out by virtue of a joint development Agreements with Mantu Garai @ Mantu Bhuniya @ Mantu Rani Garai @ Manatu Rani Garai and KRITI CONSTRUCTION, a Partnership Firm having Permanent Certificate of Enlistment under Jhargram Municipality Bearing Building Permit No. - 1720/4PW-12 dated 04/08/2023.

JOYPRANSH DAS
NOTARY (Govt of India)
Jhargram Judge's Court (W.B.)

02 APR 2024

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(2)

AND

All legally valid authentications of title of such land along with an authenticated copy of the agreement between such owner and the Partnership Firm for development of the real estate project are enclosed herewith.

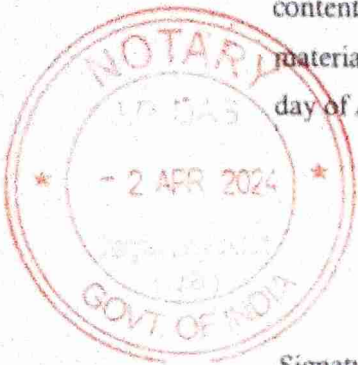
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the Partnership Firm within the date of 03/08/2026.
4. That seventy percent of the amounts realised by the Partnership Firm for the real estate project from the Allottees (as per proforma agreement for sale), from time to time, shall be deposited in a separate account to be maintained in a scheduled Bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That the Partnership firm shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That the Partnership Firm shall take all the pending approvals on time, from the competent authorities.
9. That the Partnership Firm has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the Partnership Firm shall not discriminate against any Allottee or Allottees at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.
11. That if any provision in Agreement for Sale is in contravention with the Real Estate (Regulation & Development) Act, 2016 and the West Bengal Real Estate (Regulation & Development) Rules, 2021, the provisions of the said Act & Rules shall prevail in those cases.
12. That if any contradiction arises in the future the Deponent will be responsible for it.

JOYPRKASH DAS
NOTARY PUBLIC
GOVT. OF INDIA
22 APR 2024

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VERIFICATION

We, 1) SOUDEEP SAHOO, PAN – EGUPS0405M S/o – Late Krishnendu Sahoo, by Faith – Hindu, by Profession – Business, Resident of Raghunathpur, Jhargram, P.O. & P.S. – Jhargram, Dist. – Jhargram & 2) SEEMANTA MAHATA, PAN – BSBPM7101A, S/o – Ajit Mahata, by Faith – Hindu, by Profession – Business, Resident of Vill. – Tengia, P.O. – Pukuria, P.S. – Jhargram, Dist. – Jhargram, the partners of KRITI CONSTRUCTION, a partnership firm do solemnly affirm and confirm that the contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom. Verified by me at Jhargram on this 02nd day of April, 2024.

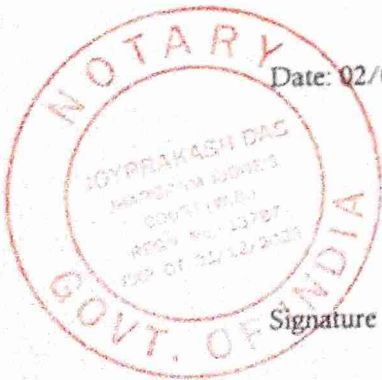


KRITI CONSTRUCTION

Soudeep Sahoo
Partner

Signature of the Partners

Verified before me at this 02nd day of April, 2024 at Jhargram.



KRITI CONSTRUCTION

Seemanta Mahata
Partner

Signature of the Partners

Identified by me and signed / L.T.I. in my presence

Ajit Mahata
Advocate

02/04/2024

SOLEMNLY AFFIRM BEFORE NOTARY
PUBLIC AT JHARGRAM (WB)

NO - 44

Identified by:

J. P. DAS
NOTARY

N. Das Adv

02 APR 2024

Joyprakash Das
Advocate
Enrollment No. - 0243/2012
Jhargram, Paschim Medinipur